

M E M O

March 27, 2008

**TO:** MTC Elderly and Disabled Advisory Committee**FR:** Marisa Cravens, Regional Planner**RE: Development without Displacement – Grants Available to  
Priority Development Areas**

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Recognizing that transit-oriented developments have the potential to revitalize and remake communities, and that fears of displacement and loss of home, work, and community are a concern for many residents, ABAG is launching a 12-month program called “Development without Displacement.” The purpose is to increase regional and local understanding of an array of development-related displacement issues connected to gentrification and rising property values in transit areas. This program is designed to compliment the multi-agency FOCUS program. We will be exploring ways to maximize the benefits of new development for existing residents and reduce the loss of affordable homes and workspaces. This spring, two grants will be available to Priority Development Areas (PDAs) to engage low-income residents in their planning efforts, specifics of which are listed below.

### Grant Specifics

PolicyLink and the Center for Community Innovation (CCI) at UC-Berkeley are consultants for this project. PolicyLink will create an *Equitable Development in TOD Toolkit*, which will be tailored to Bay Area cities. The toolkit will include a menu of policies and programs, as well as examples from other cities. Tools will include affordable housing, economic development, and civic engagement strategies. CCI and ABAG will be doing some mapping and analysis of Bay Area communities where there is

potential for low-income residents to face displacement as a result of transit investments and new development.

Using these resources as a springboard, ABAG will then offer two local grants of \$20,000 to \$60,000 for FOCUS Priority Development Area (PDA) communities to identify their own displacement concerns. Using the toolkit or their own strategies, the grant will provide funding for a city and community group to work jointly to adopt policies to help ensure that low-income residents benefit from neighborhood change. This effort would ideally accompany a larger effort, such as a Station Area Planning process, where cities are planning for substantial amounts of new housing near transit. ABAG, PolicyLink, and CCI staff will all be available to assist with this process and its implementation.

Because we want the grant to fund broad community participation, help city staff to understand equitable development, and yield an acceptable city strategy, ABAG intends to ask community-based organizations and cities to apply jointly for the funds. Cities and CBOs would then decide how to share the funds and administer the project. We expect the grant application to be available in mid-April 2008.

ABAG staff made a presentation on the above information to the Minority Citizens Advisory Committee earlier and, by request, ABAG will also present the information to EDAC.